

Debtor(s).

Location: 1415 State Street, Santa Barbara, CA - Courtroom 201

Description of property to be sold: 3282 Via Real, Carpinteria, CA

Terms and conditions of sale: of an order approving this sale.

without representations or warranties, but subject to any possessory interest of tenants on the Property.

Proposed sale price: \$6,100,000

Overbid procedure (if any): See Attachment

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

U.S. Bankruptcy Court

1415 State Street

Courtroom 201

Santa Barbara, CA 93101

, 2016 at

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Sandra K. McBeth, Ch. 7 Trustee

2236 South Broadway, Suite J

Santa Maria, CA 93454

Phone: 805-922-7914

Fax: 805-922-7915

Date: September , 2016

Attachment to Notice of Sale of Estate Property

Proposed Overbid Procedures

The proposed sale of the Property is subject to higher and better offers being received and accepted by the Trustee prior to the scheduled hearing on the sale motion (Docket # 106). Any party wishing to overbid shall deposit a cashier's check for \$100,000 made payable to "Sandra K. McBeth, Chapter 7 Trustee" with the Trustee, no later than 5:00 p.m. PDT on the day prior to the hearing. Moreover, any party wishing to overbid also shall provide the Trustee with sufficient evidence to establish that it will be able to close if it is the successful bidder and its bid is approved by the Court. The initial minimum overbid will be \$50,000 (i.e., to be a qualified overbid, the initial overbid must be at least \$6,150,000). All other terms of the sale shall be upon the same terms and conditions as the proposed sale to West Bluff Capital, Inc. described in the sale motion. Subsequent overbids will be in minimum increments of \$25,000.

If one or more qualified overbids are received by 5:00 p.m. PDT on the date immediately prior to the scheduled hearing, an auction of the Property shall be held in Courtroom 201 of the United States Courthouse, 1415 State Street, Santa Barbara, California at the date and time scheduled for the hearing on approval of the sale motion. At the conclusion of the auction, the Trustee will ask the Court to confirm the results of the auction and to approve the sale of the Property to the highest bidder.

The successful bidder at the auction shall tender the remaining purchase price and complete the sale within three calendar days following the entry of an order by the Court approving this Motion. To accommodate this rapid closing, the Trustee is requesting a waiver of the 14-day appeal period contained in Federal Rule of Bankruptcy Procedure 6004(h). The \$100,000 cashier's check referenced above shall be forfeited by the successful bidder if the sale has not been completed in a timely manner as set forth above through no fault of the Trustee. Moreover, in the event of forfeiture or an inability to close by the successful bidder, the Trustee shall be entitled to sell the Property to the next highest bidder at the auction, without further notice or order of the Court, provided such sale (other than the purchase price) is upon the same terms and conditions as the proposed sale to West Bluff Capital Inc. as set forth in the Trustee's counteroffer included in Exhibit 5 to the sale motion (Docket # 106).

In re: Chinacode, Inc.
United States Bankruptcy Court, Case No. 9:16-bk-10922-PC

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
8 E. Figueroa Street, Suite 300, Santa Barbara, CA 93101

A true and correct copy of the foregoing document entitled (*specify*): **Notice of Sale of Estate Property**

will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) Sept. 27, 2016, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Simon Aron saron@wrslawyers.com
• Shiva D. Beck sdelrahim@lockelord.com
• Steven Casselberry s.casselberry@mpglaw.com, j.jacobs@mpglaw.com
• Brian D Fittipaldi brian.fittipaldi@usdoj.gov
• Elsa M Horowitz ehorowitz@wrslawyers.com, aparisi@wrslawyers.com
• Sandra McBeth (TR) jwalker@mcbethlegal.com, CA65@ecfbis.com
• United States Trustee (ND) ustpreion16.nd.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) Sept. 27, 2016, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

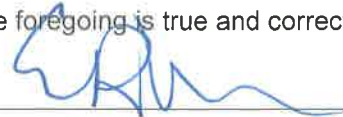
3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) Sept. 27, 2016, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

By Hand Delivery: Hon. Peter Carroll, United States Bankruptcy Court, 1415 State Street, Santa Barbara, CA 93101

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

Sept 27 2016
Date

Evelyn R. Downs
Printed Name


Signature